

RESIDENTIAL PROPERTY RECORD CARD**CITY OF SPRINGFIELD****Situs: 117 WINTON ST****Map ID: 124100118**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

Current Owner

WELZ BRENDON B

117 WINTON ST

SPRINGFIELD

MA 01118

General Information

Living Units 1

Neighborhood 1301

Alternate Id

Vol/Pg

District COS

Zoning R1

Class RESIDENTIAL

**Land Information**

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	7,500			41,010
Total Acres: 0.1722				

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Assessment Information

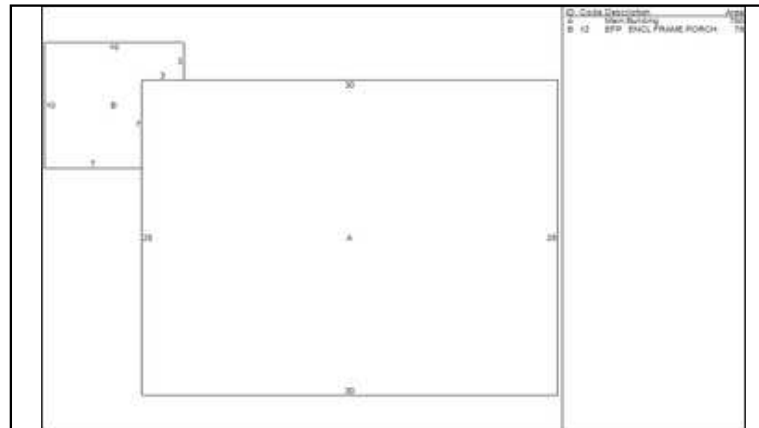
	Assessed	Appraised	Cost	Income	Market
Land	41,000	41,000	41,000	0	41,000
Building	61,300	67,800	72,700	0	67,800
Total	102,300	108,800	113,700	0	108,800

Value Flag MARKET APPROACH

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2014-10-07	113,000	LAND + BLDG	20454/350	WELZ BRENDON B	GALLETTI CAROL ANN
2001-12-05	0	LAND + BLDG	12015/0214	GALLETTI CAROL ANN	NOVAK CHRISTINE

Situs: 117 WINTON ST Map ID: 124100118 Class: Single Family Residence Card: 2 of 1 Tax year 2016

Dwelling Information			
Style	CAPE	Year Built	1943
Story height	1.00	Eff Year Built	0
Attic	FULL FIN./WH	Ground Floor	750
		Area	
Exterior Walls	ALUM/VINYL	Amenities	
Masonry Trim		Total Living	1,163
		Area	
Color	WHITE		
Basement			
Basement	FULL	Car Bsmt Gar	0
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	BASIC	Stacks	0
Fuel Type	OIL	Openings	0
System Type	WARM AIR	Pre-Fab	0
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms	0	Half Baths	0
Kitchens		Extra Fixtures	0
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	NO	Bath Remod	NO
Adjustments			
Int vs Ext	SAME	Unfinished Area	0
Cathedral Ceiling		Unheated	
Grade & Depreciation			
Grade	C	Market Adj	0.00
Condition	AVERAGE	Functional	
CDU	AVERAGE	Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary							
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade	
113300013	2013-09-26	102,000	1,008	4	1943	C	
084200165	2014-02-21	114,500	1,008	4	1949	C	
084200156	2013-09-11	117,500	1,152	4	1949	C	
093500017	2013-01-28	116,500	1,117	4	1950	C	
124100118	2014-10-07	113,000	1,163	4	1943	C	